



HEATHPARK HOUSE

Coupar Angus Road, Blairgowrie, PH10 6JT



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A substantial detached house with integral annex which offers characterful and generously proportioned living accommodation with fine period features located in the delightful town of Blairgowrie.

Heathpark House currently runs as a family home and a successful accommodation business whilst retaining all its original qualities as an elegant, homely retreat, so offers the potential to be of domestic or commercial use.

Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Living Room, Kitchen, Dining Room, Drawing Room, Office, WC, Laundry Room.

Annex: Dining Kitchen, Living Room, Double Bedroom, Bathroom.

First Floor: Bedroom 1, Bathroom, Double Bedroom 2, Double Bedroom 3 with en-suite Shower Room, Double Bedroom 4 with en-suite Shower Room, Double Bedroom 5, Double Bedroom 6 with en-suite Shower Room, Double Bedroom 7 with en-suite Shower Room, Drawing Room.

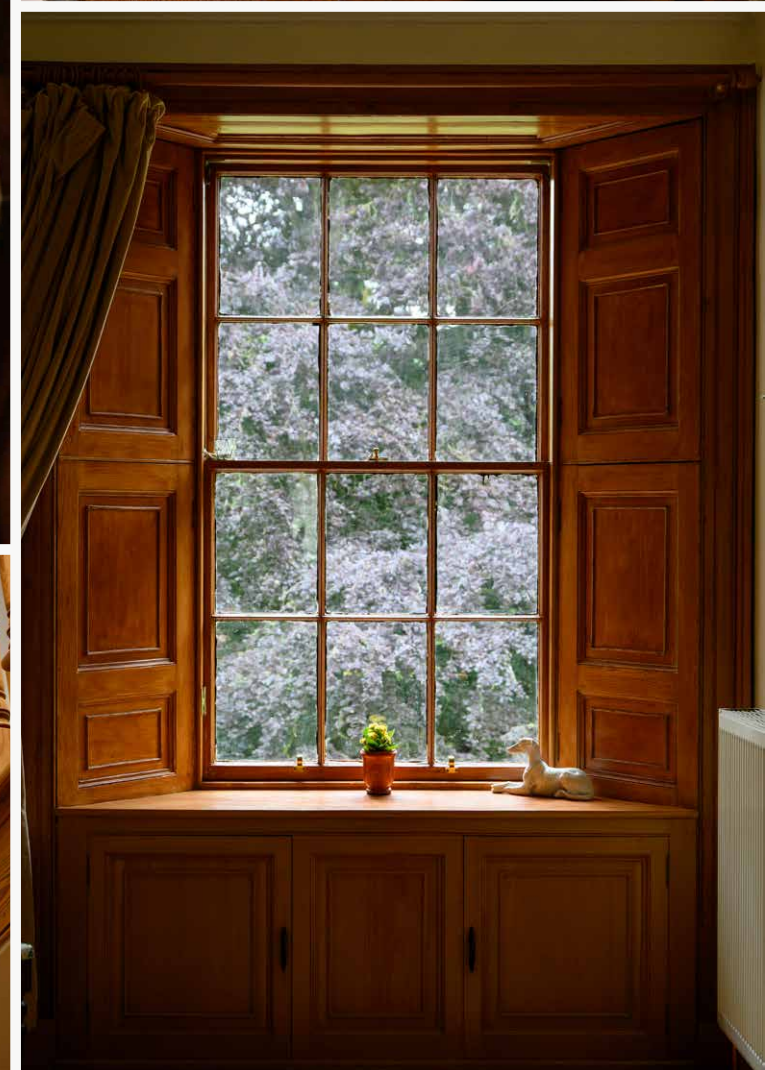
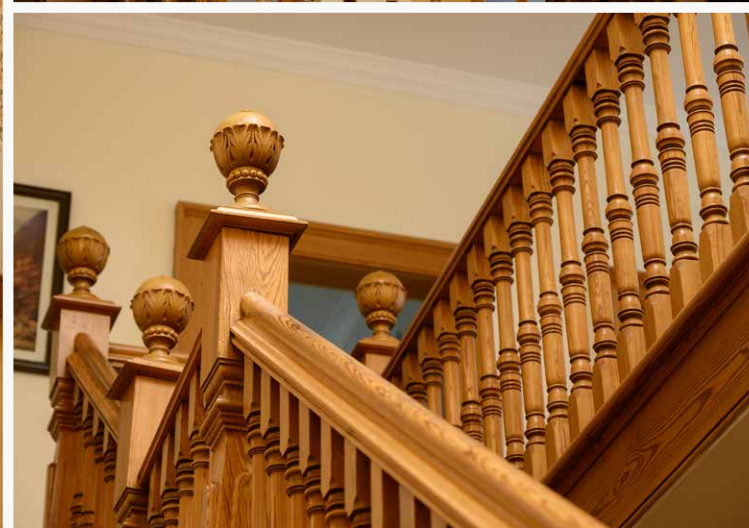
Attic Room: Fully floored and insulated attic.

Exterior: Established garden of notable colour and diversity. Log Store. Garden Store.

Substantial driveway with ample parking and turning area.

Approx. 1.67 Acres





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SITUATION

Heathpark House sits in a secluded position, hidden away in a central location in the delightful town of Blairgowrie. Standing in mature garden grounds of approximately 1.67 acres, the setting affords the house a high degree of privacy while offering all the benefits of town living, being within easy walking distance of all amenities.

Blairgowrie is one of the largest towns in Perthshire, located on the banks of the River Erich to the north of the city of Perth. It is a principal local commercial centre that serves a large rural hinterland – a busy working town with long established independent retailers, several supermarkets, banks and professional services, and a monthly farmers market. It is also well known as the home of Blairgowrie Golf Club, with its renowned Rosemount and Lansdowne championship courses, widely regarded as two of the finest inland rounds in Scotland.

There are regular bus services to and from Dundee and Perth, and regular domestic and international flights from Edinburgh, Glasgow and Aberdeen – all accessible by car in under two hours. The range of primary and secondary schooling locally is augmented by private schooling at the likes of Dundee High School, Glenalmond College and Strathallan School.

Known as 'Big Tree Country', Perthshire is widely famed for the quality of life and diversity of opportunity that its rural countryside offers. There is local salmon fishing on the River Isla, Tay, Erich and North and South Esk Rivers. Blairgowrie offers easy access to the Cairngorms National Park, the Angus Glens and the Perthshire Hills which are a wonderful environment for hill walking, mountain biking, country pursuits and more extreme sports. There is also skiing at Glenshee.

In addition to the celebrated courses at Blairgowrie Golf Club, there are also the Open Championship Links of Carnoustie, St Andrews and Gleneagles. Perth's North Inch course, and the local courses at Alyth, Glen Isla and Strathmore.

The cities of Dundee and Perth are under 30 minutes away by car and offer a wide range of shopping, dining, outdoor and cultural attractions, including the Dundee V&A, Perth Theatre and Concert Hall, the McManus, Perth Museum and Gallery, Dundee Esports Arena, and future northern Eden Project sites.



Nearby is the regal Scone Palace, which hosts events and National Hunt racing at Perth Racecourse, Glamis Castle, which also plays host to an annual calendar of events, the elegant riverside town of Dunkeld and the renowned Pitlochry Festival Theatre. For the ultimate in luxury, the internationally acclaimed Gleneagles Hotel is under 45 minutes away, boasting three top-tier golf courses, a world-class country club, shooting school, and Michelin-starred dining as well as gym, swimming and spa facilities.

GENERAL DESCRIPTION

Ground Floor: Main House

Heathpark House is a bright and spacious detached house, full of quintessential charm, that dates from circa 1837. The house has been diligently renovated by the current owners to provide comfortable and tastefully presented modern living in a delightful period setting. The building takes advantage of the splendid south-facing aspect and has generous well-proportioned accommodation set over two levels, offering flexibility of use and a highly specified interior. The house is currently employed as a B&B and self-catering business with an established online presence, excellent guest reviews and a recently acquired, full short-term lettings licence. (Visit heathparkhouse.co.uk for more.)

Accessed off Coupar Angus Road, via a gated entrance framed by stone pillars, a generous private driveway sweeps up towards the house, providing ample car parking with turning area. From the driveway, a solid storm door opens to the Entrance Vestibule with Victorian style floor and feature drop light. An inner decorative glass panelled door, framed by ornate glass panels, opens into the welcoming Entrance Hall. The main Hall is an impressive space that showcases period features such as cornicing, decorative plaster mouldings, a traditional tile fireplace, and an elegant, handmade timber staircase that rises to the first floor, lending the Entrance Hallway a feeling of grandeur. Natural warm light emanates into the heart of the house via a spectacular stained glass skylight dome above the stairs.

Accessed off the hall, a timber door opens to the Living Room with twin feature drop lights and two Edinburgh presses. The room benefits from period William Morris wallpaper, a dual aspect, a substantial log burner with stone surround, and a timber mantle that provides a heartening focal point. Double doors open to the Kitchen, which has been fitted with a generous array of units, providing ample storage and work surfaces. There is separate floor to ceiling fitted storage cupboards and a pantry. The units incorporate a Bosch oven and grill, Bosch induction hob with extractor fan, and stainless-steel sink with draining area. The Kitchen has been thoughtfully configured to align with modern lifestyle trends, with a dining area that allows for sociable and relaxed family living.

Also accessed off the Entrance Hallway is a dedicated, well-proportioned Dining Room that lends itself to entertaining larger parties. The Dining Room is a handsome, formal reception space with a window that has working shutters and provides an attractive outlook over the main lawn. There is a ceiling rose, an alcove and dual wall lights. Along the hallway is a 32-foot Drawing Room with decorative ceiling cornice, traditional open fireplace and an Edinburgh press. A floor to ceiling bay window provides another charming outlook over the front lawn, and the room benefits from a dual aspect. Adjacent is the office with large window and a fireplace with stone surround. Also accessed from the hall is a downstairs toilet with wash hand basin, and the boiler room which holds a 500-litre hot water tank. To the rear of the hallway, a door opens to a utility space that includes the Laundry Room and walk-in storage cupboard. An external door provides access to the back of the property, and an inner door offers access to the integral Annex and 'workers stairs'.



Ground Floor: Annex

The Annex can also be accessed off the driveway via its own private door. A part glazed door opens to the Entrance Vestibule with coat hooks. An inner door opens into the Dining Kitchen, which has been fitted with a generous array of kitchen units, providing ample storage and worksurfaces. The units incorporate a NEFF electric hob with extractor fan, stainless steel sink with draining area and a Bosch dishwasher. The kitchen features drop lights and a strip of windows providing a nice outlook over the garden grounds. Accessed off the hall is the Bathroom with WC, wash hand basin and bath unit with separate handheld shower attachment. Adjacent is the Living Room with modern log burner and timber flooring. Completing the Annex is a Double Bedroom with large window, built-in wardrobe, drop light and timber flooring.

First Floor:

From the Entrance Hall, a timber staircase with handrail and ornate balusters rises to the half landing, giving access to Bedroom 1, with period wallpaper, sash window and Bathroom with WC, wash hand basin, bath unit with separate handheld shower attachment, integrated shelving unit and sash window with working shutters.

The staircase continues to the spacious First-Floor landing with integrated bookshelves. The landing is flooded with natural light via the large sash window framed by timber panelling and storage units below. Accessed off the landing is Double Bedroom 2, with a window that provides a pleasant outlook over the front lawn. Opposite is Double Bedroom 3 with stripped original wooden floors and dual aspect windows – one looking over the lawn to the front, with working wooden shutters. The bedroom's modern en-suite Shower Room has a walk-in, rainfall shower and floating round washbasin. Neighbouring is Double Bedroom 4 with an en-suite bathroom space that is in the process of renovation, with window to the side of the house.

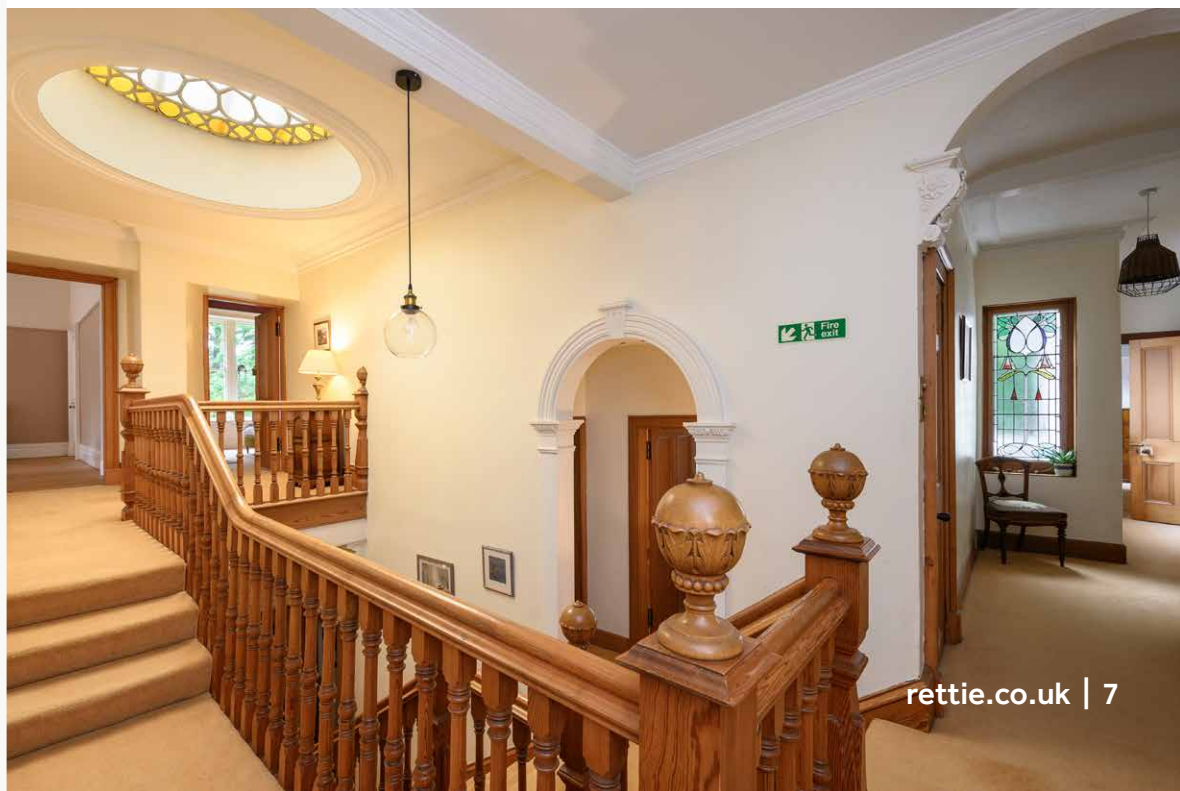
Along the landing steps rise to another 32-foot Drawing Room, which is flooded with natural light via another floor to ceiling bay window and separate twin windows, providing a dual aspect view of the garden grounds. The room benefits from elaborate ceiling corning, attractive stripped wooden floorboards and two pressed cupboards. Adjacent is Double Bedroom 5 with high ceilings, tall windows and en-suite Shower Room with art-deco style wallpaper. Accessed off the landing, an alcove provides access to Double Bedrooms 6 and 7, one with an en-suite Shower Room. Completing the first floor is a linen cupboard.

Stairs rise to the Attic Room which is fully floored with two skylights. A separate 'workers' stairway leads back down to the ground floor.

An Elegant, Spacious Period Property

Heathpark House extends to about 6,501 Sq Ft. The accommodation provides a real sense of space and is well-appointed throughout, with period character and clever use of large windows and skylights, all maximising natural light and views over the garden grounds.

The property has a number of unique features including the stained-glass dome above the timber staircase, decorative corning, ceiling roses, fireplaces, period wallpaper and original window shutters. The accommodation is generous and thoughtfully laid out, with entertaining and family living in mind. It also offers the option to continue an already-established B&B and self-catering business – from solely providing the Annex as an Airbnb space for extra income to running a full, lifestyle business.



Garden

The garden is a real asset to the property, surrounding the house attractively and providing a sense of privacy and seclusion. Sheltered by mature trees and burgeoning shrubbery - including a giant copper beech to the front, Douglas Fir and Acer - it is something of a protected haven, and home to a great variety of birds, red squirrels and other animals.

The garden is mostly enclosed by an array of specimen trees and mature shrubs, with generous areas of lawn, meandering paths and walkways running amongst established borders and beds, with numerous spring bulbs that provide year-round colour and interest. The driveway is lined by rhododendrons and laburnum. The garden offers different areas for seating, with a patio area to the front of the house that provides an ideal space for alfresco dining.

There is a greenhouse, space for a kitchen garden, a log store, and separate garden stores, which provide useful storage spaces for garden machinery. There is also a basement below the Annex.

GENERAL REMARKS AND INFORMATION

Heathpark House offers potential buyers the opportunity to continue with the successful B&B business and self-catering business.

Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH10 6JT.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Council Tax

Band B

EPC Rating

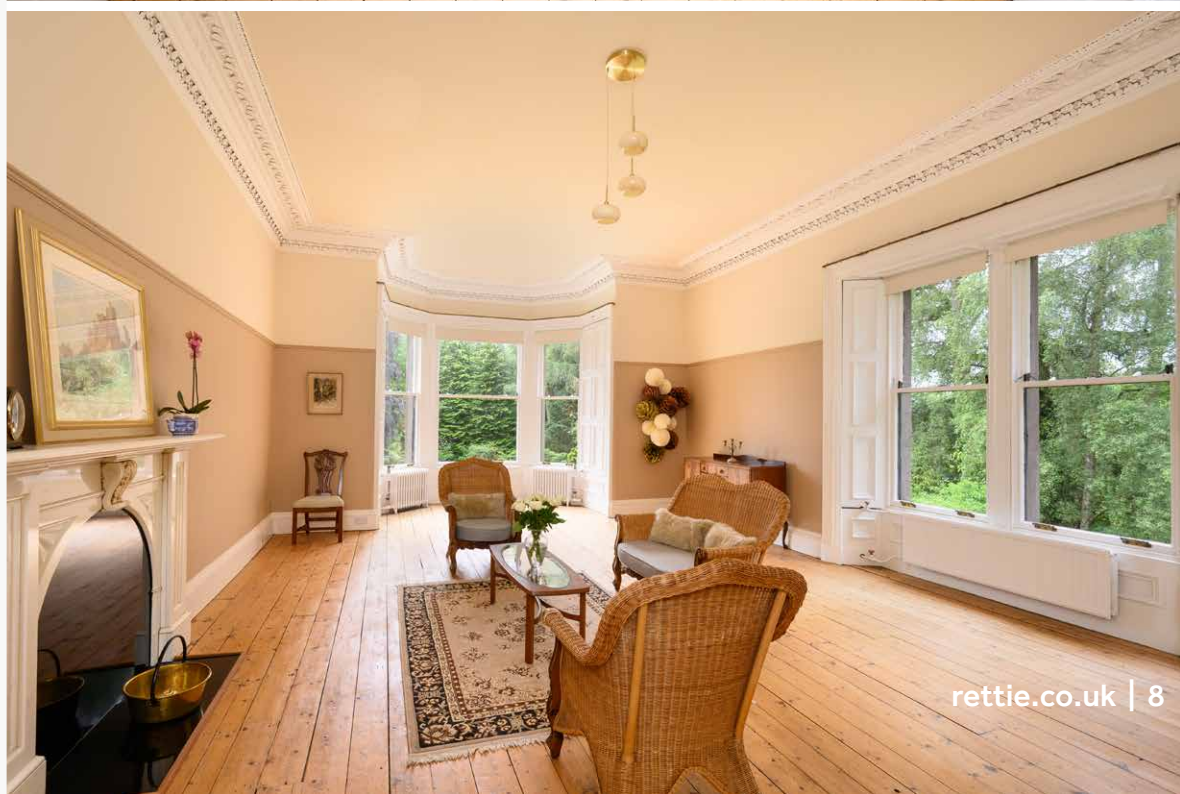
Band D

Services

Mains water, electricity and drainage. Gas fired central heating.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

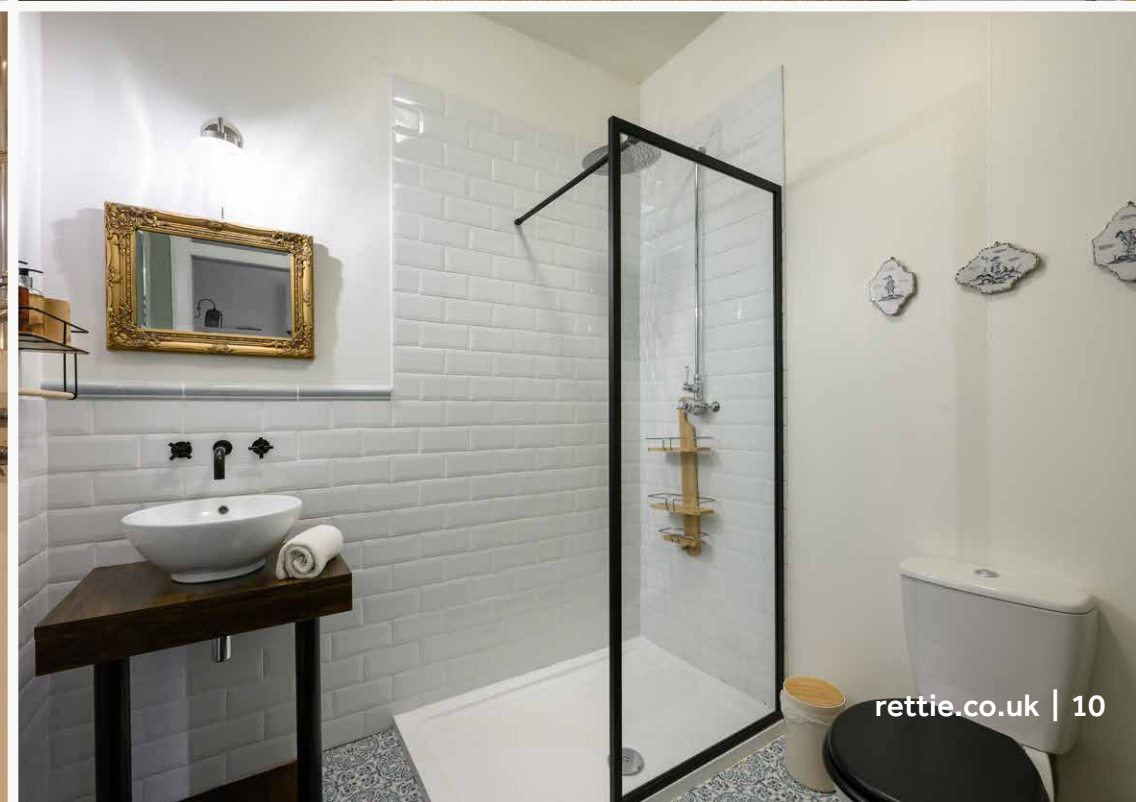
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

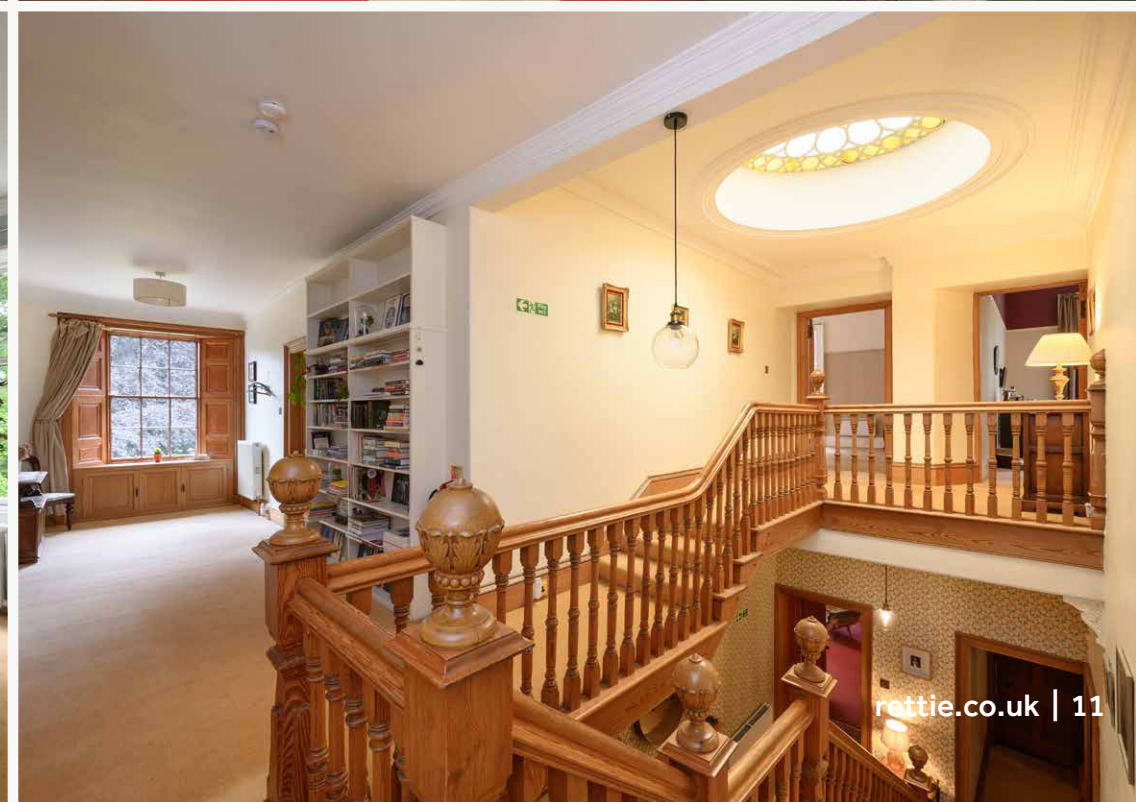
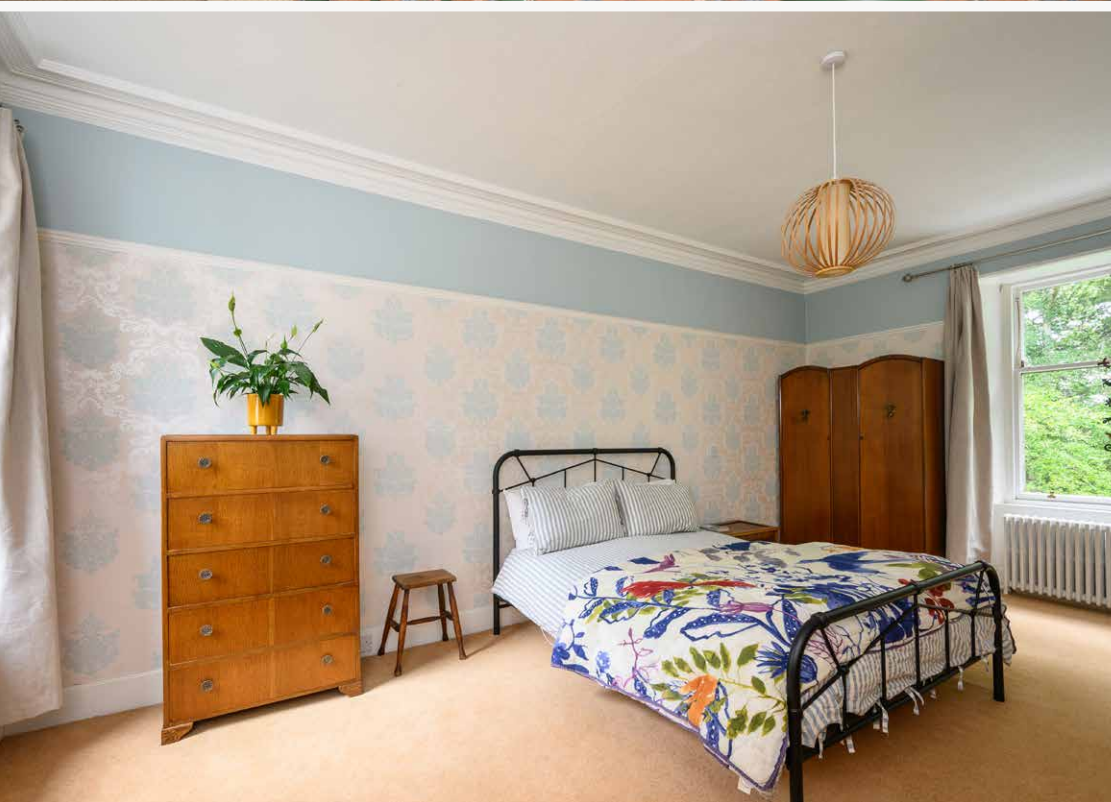
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.









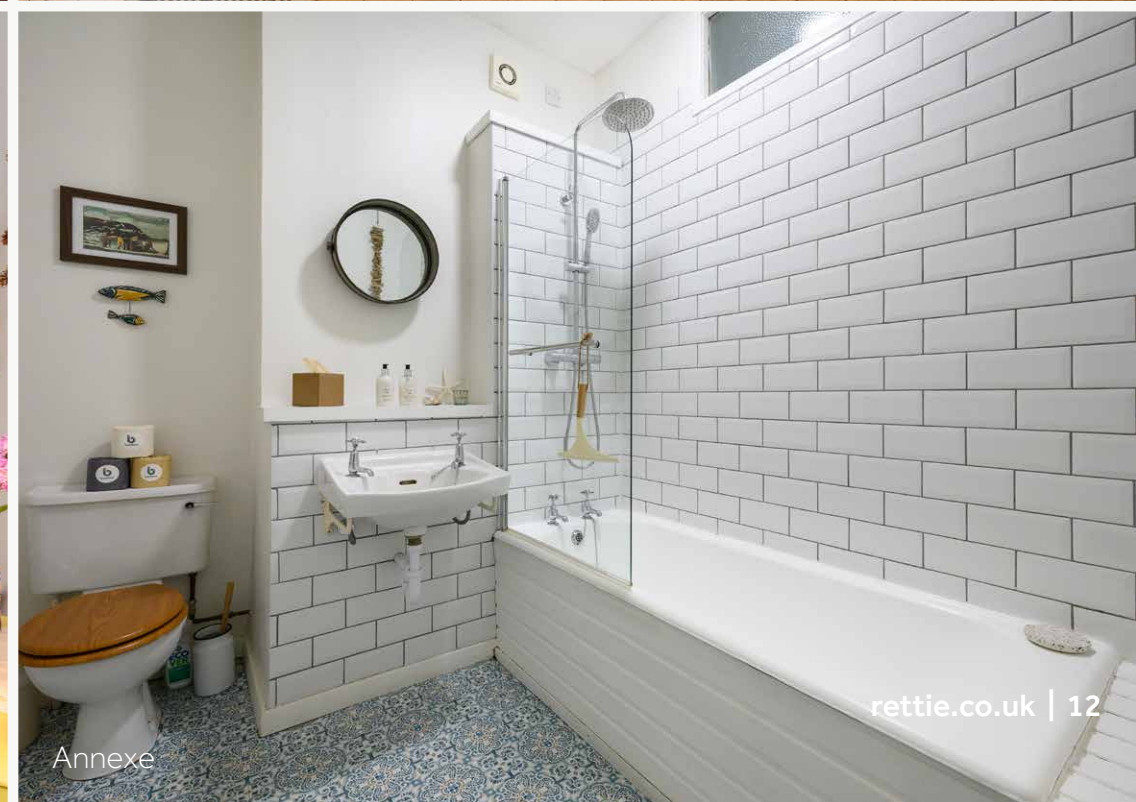
Annexe



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Annexe

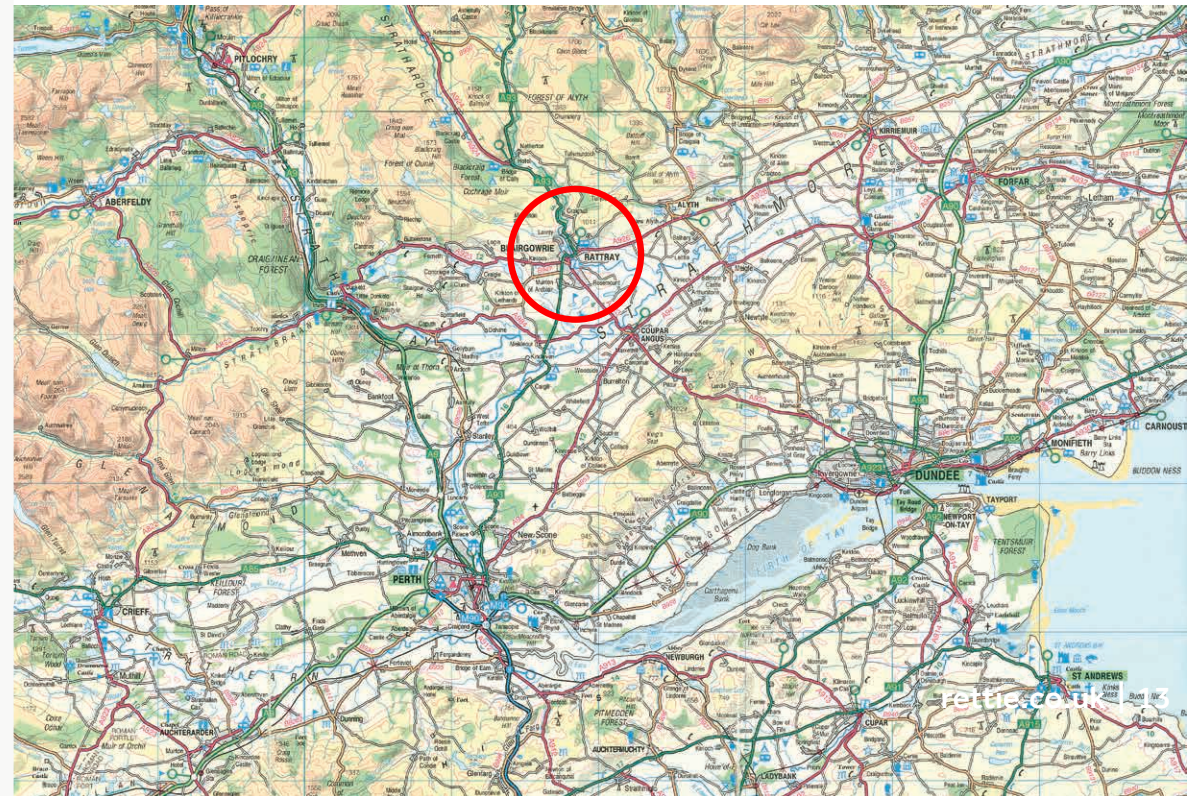


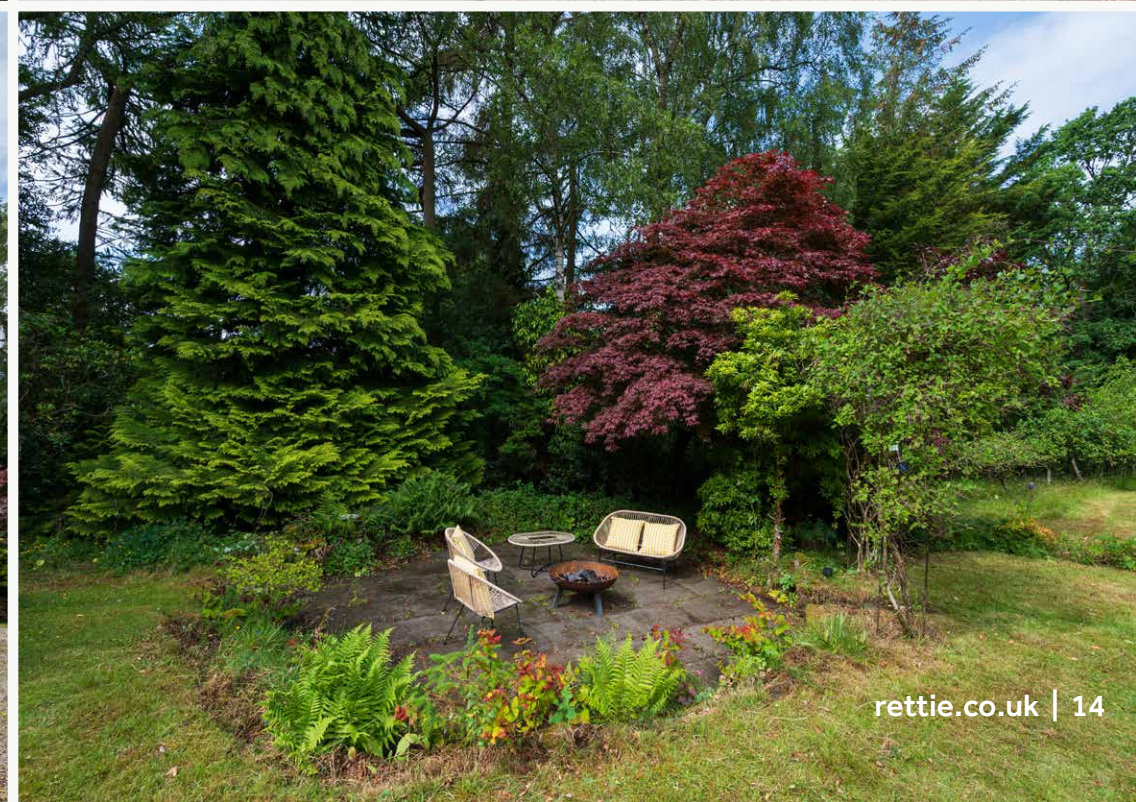
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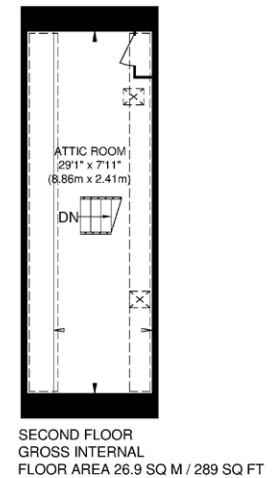
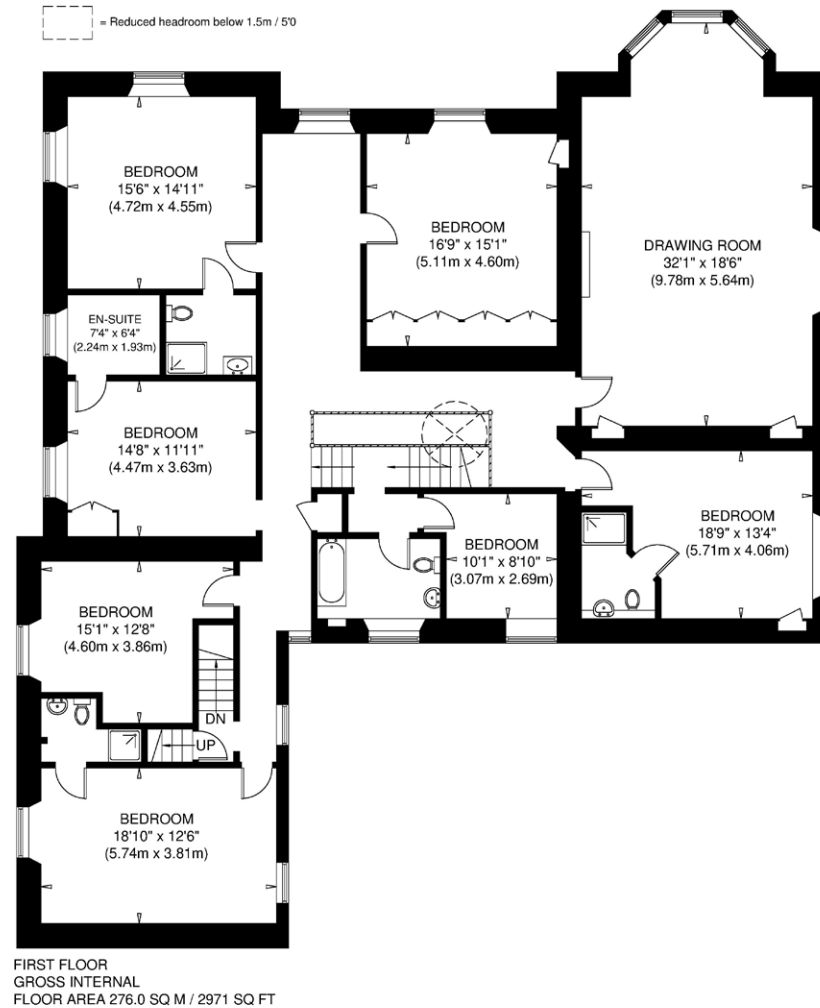
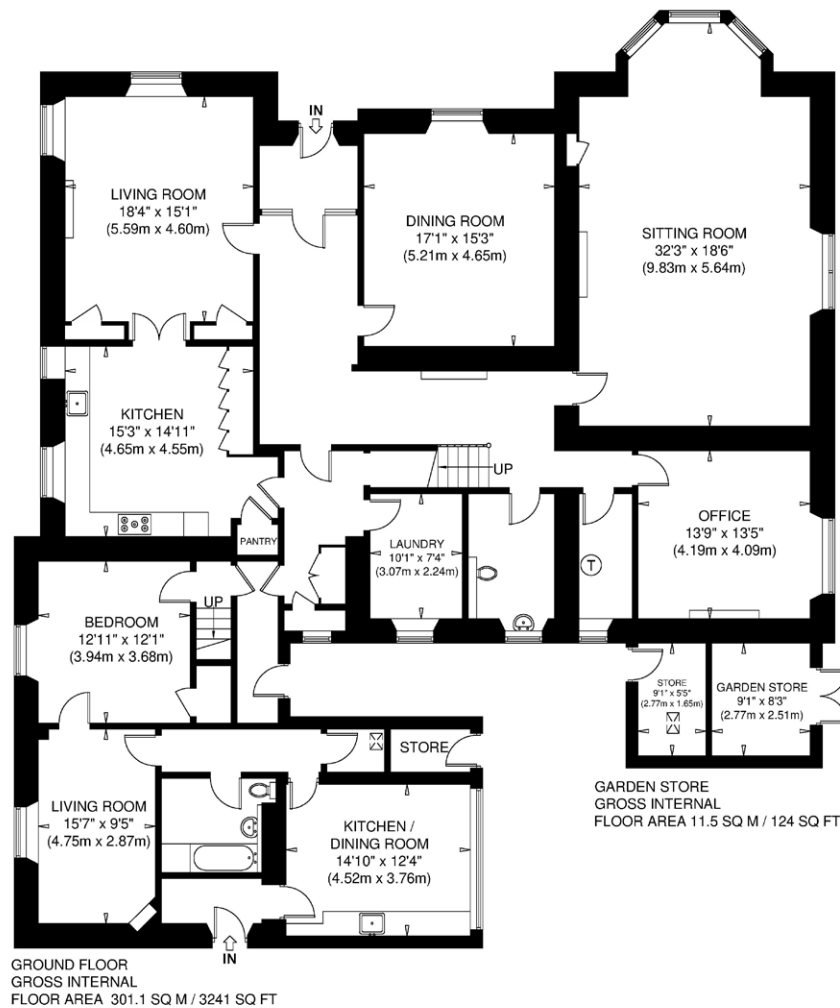
Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavor is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







HEATHPARK HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 604.0 SQ M / 6501 SQ FT
GARDEN STORE FLOOR AREA = 11.5 SQ M / 124 SQ FT
TOTAL COMBINED FLOOR AREA = 615.5 SQ M / 6625 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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